



**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

**DEPARTMENT OF PLANNING
AND LAND USE**

A regular meeting of the Ramona Community Planning Group (RCPG) was held January 8, 2009, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson	Katherine L. Finley
	Kathy S. Finley	Dennis Grimes	Bob Hailey
	Ed Hogerverst	Kristi Mansolf	Jim Piva
	Dennis Sprong	Paul Stykel	Angus Tobiason
	Richard Tomlinson		

Absence: Matt Deskovick

Resigned: Beverly Maes

Dennis Grimes, Vice Chair of the RCPG, acted as Chair of the meeting. Kristi Mansolf, Secretary of the RCPG, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:10 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: Seating of Newly Elected/Appointed RCPG Members

The Chair presented Certificates of Election and welcomed RCPG returning members Chris Anderson and Angus Tobiason, and new members Bob Hailey, Ed Hogerverst, Jim Piva, Paul Stykel and Richard Tomlinson. The Chair announced that Beverly Maes resigned from the RCPG. This would be discussed further under Announcements.

ITEM 4: The Secretary Determined a Quorum was Present

ITEM 5: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Matt Deskovick had an excused absence.

ITEM 6: Approval of Order of the Agenda (Action)

Chris Anderson noted a date under 14-A that was incorrect – it should say “Election of RCPG Officers for 2009,” not 2008. The order of the agenda was **approved 13-0-0-2**, with no objections, with Matt Deskovick absent and Beverly Maes resigned.

ITEM 7: Roberts Rules of Order – Rules of Parliamentary Procedure to be Followed during Meeting. The Brown Act – General Information on What it is and How it Applies to the RCPG (Chair)

The Chair said Roberts Rules of Order govern how the RCPG meetings are conducted. The Brown Act defines how the public participates in the meeting.

ITEM 8: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced that the resignation of Beverly Maes was received too late to put on the RCPG agenda for that evening. The RCPG Standing Rules state that the RCPG will recommend the next highest vote getter from the most recent election, 6 months following an election. The person receiving the next highest amount of votes is Torry Brean. Filling of the RCPG vacancy will be addressed on the next meeting agenda.

Ms. Mansolf announced that Item 11, presentation on a Botanical Garden in the Ramona Valley, has been pulled from the agenda. Per County staff, the County will be here to update us on the Ramona Street Extension project at the RCPG meeting in February. The Notice of Preparation of Draft EIR for the Santa Maria Wastewater Treatment Plan Expansion has been filed by the RMWD. Closing period for comments is around February 2, 2009.

ITEM 9: APPROVAL OF MINUTES 12-4-08 (Action)

The minutes of the meeting December 4, 2008, were approved **9-0-4-0-2**, with Chris Anderson, Katherine L. Finley, Bob Hailey and Eb Hogervorst abstaining, Matt Deskovick absent and Beverly Maes resigned.

ITEM 10: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke lives in the vicinity of the Ramona Street Extension project on Boundary Avenue. He wanted to give a summary update of the project. The County produced a road design that violates their own standards for drainage and driveway access. The slope proposed is too great. The road as proposed was rejected by Supervisor Jacob. The aquaduct the road goes over is being ignored. The County built in waivers for the road standards. The RCPG approved a resolution asking for a new design. A new design will be costly. The City has first rights to the road. He invited RCPG members to visit the area and talk to the neighbors.

ITEM 11: NEW BUSINESS

- a. **Presentation by Kenneth Brennecke on a Proposal for Creating a Botanical Garden within the Ramona Valley** – The item was pulled from the agenda at Mr. Brennecke's request.

ITEM 12: OLD BUSINESS – (Discussion and Possible Action)

- a. **GPA 08-010, PAA 08-008, Montecito Road Deletion from the Circulation Element: Montecito Rd. west of Montecito Way to Rangeland Rd. through the Airport – Gail Jurgella, Dept. of Public Works; Montecito Road Vacation, within Airport boundaries – Thomas Harrington, Dept. of General Services**

Gail Jurgella, said that two separate actions need to be reviewed. One action is the General Plan Amendment (GPA), and the second is the vacation of Montecito Road. The GPA is removing 1.6 miles of Montecito Road from the Circulation Element – Ramona Airport to Rangeland Road. The Draft Circulation Element Update General Plan, Ramona, was approved in 2006 by both the RCPG and the Board of Supervisors with the line off the map. The County wants to take this segment off the Circulation Element due to TSA and FAA regulations for security. Ms. Jurgella has prepared the negative declaration which will be put out for public review for a 45 day period at the end of

January. Removal of the line from the Circulation Element does not preclude our input for future roads.

Tom Harrington said the vacation request is for a slightly different alignment. Letters have been received from SDG&E, the RMWD, CAL FIRE and the Ramona Fire Department – all who want to retain their access and do not want to give up easements. County Airports wants to gate the airport. All airports are doing this. People going to the airport will need a reason to get in. Peter Drinkwater of County Airports sent the RCPG a letter saying the vacation of this road was out of our purview. Mr. Harrington wants our input. FAA security issues remain. He has to make a finding the change conforms to the General Plan. Making Montecito Road a public road through the airport won't work with FAA concerns. FAA will tighten security.

Mr. Anderson said that if there were a fire, the community needs an extra way out – we need an emergency access road. We don't want to give this up.

Ms. Anderson said that the community needs a north bypass, Highland Valley to Rangeland Road.

Bob Goralka of the Department of Public Works said that alternatives have been looked at in the past. It is hard to improve the congestion at Montecito Road and Hwy 67. The bridge on Montecito Road is hard to improve. The SA 603 was vacated. Now the RCPG may want a road similar to the SA 603 and a fire connection road improved to lesser standards. This area is biologically sensitive. Taking the Montecito Road Extension off the map doesn't preclude a fire access road or a road like the SA 603.

Mr. Tobiason said the County bought Rancho Ruidoso and this land will be closed off with hangers. We don't want to drive through the airport, but we won't agree to vacate it unless we can have something in its place.

Mr. Goralka said as part of the Ramona Airport project 10 years ago, the extension of Montecito Road to Rangeland was considered. In the EIR there were found to be environmental problems with doing this.

Mr. Anderson said safety is more important.

Mr. Goralka said an emergency access is not precluded. We may feel we need an east/west connection. Previous alternatives can be considered, such as the original alignment of the SA 603 can be modified. Mr. Goralka knows of no plans to improve Montecito Road through to Rangeland. He asked Mr. Harrington what was the purpose for the vacation?

Mr. Harrington said the vacation is necessary to control access at the airport.

It was stated that the hanger projects are being held up.

Mr. Piva said it was so hard to evacuate Ramona. We want an emergency access.

Ms. Jurgella stated the FAA says the security issue does not preclude us coming up with an emergency fire route or something similar on the Circulation Element.

It was suggested the item go back to the Transportation/Trails Subcommittee.

The Chair said we need to define the path to take forward. Since the last time this road issue was looked at, Ramona experienced a wildfire and a difficult evacuation. Possibly we need to go back to revisit this issue. Maybe we need to have a road similar to the SA 603 put back on the map. There are archaeological and biological issues west of the airport.

Mr. Goralka said there were studies done, but not to any level of specificity to the north of the airport. Going northerly would have less impact to the Grasslands.

Speaker: George Boggs, Ramona Resident

Mr. Boggs said the SA 603 has been on the map since the 1940's. He respects security. When Chevron owned the Montecito Ranch property, the SA 603 was moved on the map. The community wants an open access road – open all the time so people don't burn up. Montecito Ranch is going to be built. Mr. Tabb should be tapped to help build the SA 603. Hwy 67 is an LOS F highway. People are killed weekly. We need a through highway/roadway.

MOTION: TO REFER THE VACATION AND GENERAL PLAN AMENDMENT TO THE CIRCULATION ELEMENT FOR MONTECITO RD. TO THE TRANSPORTATION/ TRAILS AND GP UPDATE SUBCOMMITTEES FOR STUDY AND RECOMMENDATION TO THE RCPG. DUE TO RECENT WILDFIRES, SECURITY ISSUES AND BY AN OBVIOUS NEED FOR OPEN PUBLIC ACCESS, IT IS NECESSARY TO REVISIT PREVIOUS ACTIONS TAKEN.

Upon motion made by Chris Anderson and seconded by Bob Hailey, the Motion **passed 13-0-0-0-2**, with Matt Deskovick absent and Beverly Maes resigned.

Mr. Anderson and Ms. Katherine L. Finley wanted to know more about the airport security issues.

Ms. Jurgella said to be eligible to receive federal funds, certain requirements have to be met, like security.

Ms. Kathy S. Finley asked if this is due to building the additional hangers? There wasn't a security issue before. Right now they can't build hangers because the road is in the way.

Mr. Goralka said that an Airport Master Plan is required for the airport. The Airport Master plan shows hangers to the north. Getting the Airport Master Plan in compliance with FAA requirements is a concern. Some at the airport want to expand but can't.

MOTION: TO REQUEST COUNTY STAFF PROVIDE A PRESENTATION TO THE TRANSPORTATION/TRAILS AND GP UPDATE SUBCOMMITTEES ON FAA AND TSA SECURITY REQUIREMENTS AS THEY PERTAIN TO THE MONTECITO RD. VACATION AND GPA REQUEST.

Upon motion made by Katherine L. Finley and seconded by Chris Anderson, the Motion **passed 13-0-0-0-2**, with Matt Deskovick absent and Beverly Maes resigned.

b. Oak Tree Ranch Mobile Home Park-Status of 2nd Minor Deviation Application

The Chair said we have received no further information on this project. He asked if the Board wants to try and track the project? The previous expansion was grandfathered in. More work is being proposed on the site.

Mr. Anderson said the County has no jurisdiction for this project. The State has jurisdiction. The State is pushing low income housing. The site is beautiful.

Ms. Anderson asked if a letter had gone to the County on this project as per the RCPG action at the December meeting?

Ms. Mansolf said the outgoing RCPG Chair, Ms. Radzik, had sent an email to the contact person for the project, with no response.

Ms. Anderson said that we want to be noticed of project changes.

- c. **S03-079-01, Olive Street Self Storage, Addition of 2nd Story (988 sq. ft.) to Previously Approved Building "A" – to be a Manager's Unit. Modification to Existing Approved Site Plan. Addition of a Trail. 1031 Olive St. Owner: Auerbach Family Trust (w/West/CUDA)**

Ms. Mansolf gave the West/CUDA/T&T Subcommittee Report. Mr. Gan was at the meeting to answer questions on the project. The County planner said that the Department of Parks and Recreation had requested a trail. There is curb, gutter and sidewalk shown on the map and it was stated that a sidewalk is a type of pathway. There is a bike lane on the north side of Olive St. It was determined that there was no room for anything else to be added to the map within the road right-of-way. Ms. Mansolf asked if curb, gutter and sidewalk were standard for the industrial area, and was assured it was. Connectivity to the Greenway Park was questioned.

Members of the Transportation/Trails Subcommittee made a motion to accept the project as proposed with the curb, gutter, sidewalk, and bike lane on the north side of Olive St., as shown on the map, which was agreeable to all present. Mr. Gan was unable to be at the RCPG meeting due to a personal matter. Ms. Mansolf made the following motion:

MOTION: TO ACCEPT THE PROJECT AS PROPOSED WITH THE CURB, GUTTER, SIDEWALK, AND BIKE LANE ON THE NORTH SIDE OF OLIVE ST., AS SHOWN ON THE MAP.

(Discussion on the Motion)

The Chair asked if it made sense for there to be a trail in conjunction with the project?

Mr. Tobiason said the proposed trail would go into the industrial area.

Ms. Anderson asked about connectivity to Wellfield Park?

It was stated that the County borrow pit is on one side of the project, so there wouldn't be connectivity that way, and there is no trail/pathway on the other side of the project to connect to.

Ms. Mansolf suggested withdrawing the motion and asking the County for more information on the trail request.

It was brought to the attention of the RCPG that since there was no apparent connectivity to the Greenway Park or Wellfield Park, and curb, gutter and sidewalk is consistent with the industrial area, there shouldn't be a problem with approving the original motion.

(Voting on the Motion)

Upon motion made by Kristi Mansolf and seconded by Kathy S. Finley, the Motion **passed 13-0-0-0-2**, with Matt Deskovick absent and Beverly Maes resigned.

ITEM 13: SUBCOMMITTEE REPORTS

**13-A: WEST/CUDA/EAST/TRAILS & TRANSPORTATION (Mansolf)
(Action Items)**

**13-A-1:AD 08-012, Application by Saldamando (property owner) for an Oversized
Wall Fence within the Front Yard Setback at 19612 Rangeland Rd.**

Mr. Saldamando lost his house in the 2007 fires. Prior to the fire, he had a 4-rail fence. He has been in the process of replacing the fence with a solid wall that will be 300 feet long, with the height ranging from 4 to 7 feet. The Fire Department recommended the wall as it will help to keep future fires from spreading up a drainage from a neighboring property. The wall is almost finished, but became a code enforcement issue because of the height (3.5 feet is allowed). The additional height can be done with an administrative permit. There were no problems or concerns with the wall. No action taken due to the lack of a quorum.

Mr. Hailey asked if the height of the wall would interfere with site distance?

Ms. Mansolf passed around photos of the project. From the photos, it appeared the height of the wall would not interfere with site distance.

MOTION: TO APPROVE THE PROJECT (WALL).

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion **passed 13-0-0-0-2**, with Matt Deskovick absent and Beverly Maes resigned.

**13-A-2:Consideration of Trails, Transportation and Circulation (T&T & General
Plan) – Addressed under GP Update**

13-A-3:SDGE / Safety Letters – Joe Cahak

Ms. Mansolf gave the T&T report from the December, 2008, meeting. This item did not make it onto the RCPG agenda for for December. Mr. Cahak made a presentation at the T&T meeting. SDGE has responded to the County that they do not plan to move the poles, even though they are 12 inches away from the edge of the road in 50 MPH lane speeds. He would like the RCPG to notify SDGE that they do not have the purview over the safety of our roads since the County has already ordered the poles moved; and we want to see them follow the County's recommendation. The design and placement of the poles do not follow any of the design guidelines for the County. Because our roads don't have curb and gutter, they don't need to follow the guidelines. A letter was to be attached to the minutes, but wasn't. At the T&T meeting, it was asked if undergrounding of utilities would be preferred; Mr. Cahak had responded that this point is already part of their design guidelines. There was a motion to submit the letter to the RCPG to edit and send to SDGE, CALPUC, DPW and the County. At the T&T meeting, a motion was made and it passed.

Due to not having the letter and no one was available to answer questions, the item was tabled.

MOTION: TO TABLE.

Upon motion made by Chris Anderson and seconded by Dennis Sprong, the Motion **passed 13-0-0-0-2**, with Matt Deskovick absent and Beverly Maes resigned.

13-B: SOUTH () (No Business)

13-C: PARKS () (Action Item)

13-C-1:GP Update – Consideration of Trails and Parks – Addressed Below

13-D: GP Update Plan (Anderson) (Action Items – Draft General Plan Comments Due to DPLU 1-30-09)

13-D-1:Ramona Community Plan Update – Circulation and Mobility, Conservation and Open Space, Safety, Noise, Specific Plans and Special Study Areas. Consideration of Items Carried Over from 10-2-08.

13-D-2:Consideration and Recommendation on Draft Village Limit Line/Draft Rural Village Boundary (Carried Over from Special Meeting 6-19-08 and 7-3-08)

13-D-3:AHOPE Comments from November, to Include Review of Draft Conservation Element, Review of Draft Open Space Element, and Review of History Draft Text

13-D-4:Consideration of Trails, Transportation and Circulation (T&T & General Plan)

13-D-5:Consideration of Trails and Parks (Parks & General Plan)

13-D-6:Determination of a Special Meeting Date for Draft General Plan – Comments Due to DPLU 1-30-09

Ms. Mansolf gave the report on the Circulation section. The item was on the West Subcommittee agenda as there was no T&T meeting this month to review this item. Four members of the T&T Subcommittee saw the agenda in the paper and came to the meeting. The Community Plan Text for Circulation was reviewed, and information updated. For Airports, as there is now an Airport Land Use Compatibility Plan for the Ramona Airport, sewer and an extended runway, it was felt that Airports should be contacted to see if there are any additional changes. For Trails, some work had been done, but the County Trails Master plan is not included, so this information will go to the County Parks Department for review. For Parks, reference is made in the Community Plan text to a map of parks, but it wasn't readable. It was suggested this information also go to the Parks Department.

Ms. Anderson said she hasn't heard back from the RUSD with their updated information.

AHOPE, Circulation, Law Enforcement and Fire Department comments are ready for the Subcommittee to review. The Draft General Plan document is out for public review with comments due January 30.

MOTION: TO ADDRESS ISSUES FOR GP UPDATE PRIOR TO THE 30TH OF JANUARY.

Upon motion made by Chris Anderson and seconded by Katherine L. Finley, the Motion **passed 13-0-0-0-3**, with Matt Deskovick absent and Beverly Maes resigned.

13-E: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board

Ms. Anderson gave the Design Review Board report. Code Enforcement at DPLU can't find the information on shutters for Ramona Fitness. There was discussion on the riverwalk and having recycled water in the Santa Maria Creek. Art was discussed. Greg Chick talked about having Ramona be a destination for concerts. The Re-rock project was denied. The Design Review Board had approved it conditionally, but the conditions haven't been met. Design Review also looked at a waiver request for KFC and a community gardens conceptual proposal at 11th and San Vicente Rd.

13-F: TOWN CENTER COMMITTEE () Update on Town Center Committee Meetings – Report to RCPG

Mr. Brean was invited to give a report on the Town Center Committee meeting.

Mr. Brean said the concept of a community garden on the corner of 11th St. and San Vicente Rd. was presented and well received. There was discussion of having a public art program in Ramona and the opportunities this would provide as a business driver, festival style. The Committee worked on the wording in the Town Center planning document and want it to sound less administrative. The concept of a center median in the Old Town area was discussed.

ITEM 14: ADMINISTRATIVE MATTERS (Chair)

A. Election of RCPG Officers for 2009: Chair, Vice-Chair, and Secretary (Action)

In preparation for election of officers, the Chair said that the RCPG Chair has to lead the meeting in a professional manner, interface with County planners, be the primary spokesperson for the Group, and needs to have flexible hours to be able to attend meetings. The Vice Chair backs up the Chair. The Chair opened nominations for Secretary. Ms. Mansolf was nominated. There were no other nominees and nominations were closed. Ms. Mansolf agreed to be the Secretary.

The RCPG confirmed Ms. Mansolf as RCPG Secretary with a unanimous show of hands of those present, with Matt Deskovick absent and Beverly Maes resigned.

The Chair opened up nominations for Chair. Ms. Mansolf nominated Dennis Grimes. Mr. Tobiason nominated Bob Hailey. Ms. Katherine L. Finley nominated Chris Anderson. Mr. Grimes said he doesn't feel this is the right time for him to be the RCPG Chair and declined consideration. Mr. Hailey said he could not be RCPG Chair at this time either, and declined consideration.

The RCPG confirmed Ms. Anderson as RCPG Chair with a unanimous show of hands of those present, with Matt Deskovick absent and Beverly Maes resigned.

The Chair opened up the nominations for Vice Chair. Ms. Mansolf nominated Dennis Grimes. Ms. Anderson nominated Dennis Sprong. The vote follows:

Chad Anderson – Dennis Grimes
Chris Anderson – Dennis Sprong
Katherine L. Finley – Dennis Grimes
Kathy S. Finley – Dennis Grimes
Dennis Grimes – Dennis Grimes
Bob Hailey – Dennis Grimes

Eb Hogerverst – Dennis Sprong
Kristi Mansolf – Dennis Grimes
Jim Piva – Dennis Sprong
Dennis Sprong – Dennis Sprong
Paul Stykel – Dennis Sprong
Angus Tobiason – Dennis Grimes
Richard Tomlinson – Dennis Sprong

Dennis Grimes – 7 votes; Dennis Sprong – 6 votes. The item will be addressed again in February.

**B. Announcement: Presentation by the County on Low Impact Development Training State Water Quality Regulations and County Ordinance Require Development Projects Use these Techniques
Stephanie Gaines, Presenter, at February, 2009 Meeting**

The Chair announced the Low Impact Development Training presentation would take place at the RCPG meeting in February. Ms. Anderson asked if Ms. Gaines could be contacted and asked to consider giving her presentation at the special meeting. Ms. Mansolf agreed to check.

C. Consideration of Cell Site Standards – Consideration of Placement of Item

Ms. Anderson said she felt this item should go to the Design Review Board. She will talk to the Design Review Board chair about that Board developing cell site standards.

D. Names Submitted for New Subcommittee Members (Action)

Ms. Mansolf had received a letter from Donna Myers requesting to be on the T&T Subcommittee.

MOTION: TO ACCEPT DONNA MYERS TO THE T&T SUBCOMMITTEE.

Upon motion made by Kristi Mansolf and seconded by Kathy S. Finley, the Motion **passed 13-0-0-0-2**, with Matt Deskovick absent and Beverly Maes resigned.

E. Disposition of Subcommittees in Preparation for February Meeting

The Chair announced that subcommittee chairs are generally appointed at the February meeting by the RCPG Chair. Nothing was determined for subcommittees in preparation for the February meeting.

RCPG members would be sent a copy of the subcommittee master list by the RCPG Secretary. It was suggested that existing subcommittee members be asked to reaffirm their interest in participating on a subcommittee.

**F. Agenda Requests – None
G. Concerns of Members – None**

ITEM 15: ADJOURNMENT – 10:10 p.m.

Respectfully submitted,
Kristi Mansolf